

LAKEVIEW MASTER DEVELOPMENT PLAN PLAN #: DATE 04/14/05

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

Shannon Livingston
DEVELOPER/AGENT
ENGINEER

DATE: 6/29/05
DATE: 6/27/05

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

OWNER & APPLICANT
JSL DEVELOPMENT CORPORATION
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

Carter & Burgess
Consultants in Engineering, Architecture, Planning, and Related Services
Construction and Surveying, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78231-5065
(210) 494-0088 Fax (210) 494-4525
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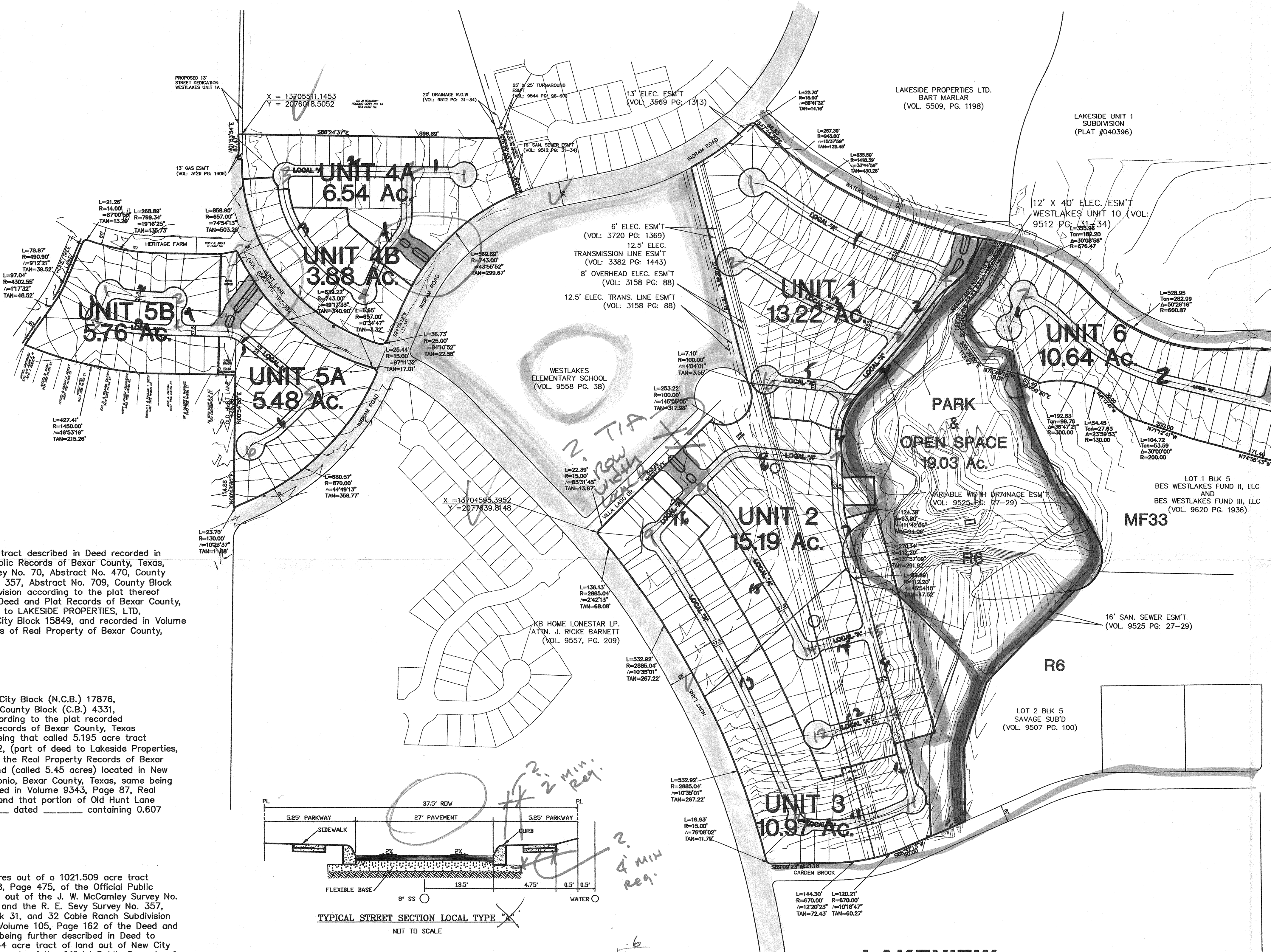
MASTER DEVELOPMENT PLAN

LAKEVIEW

JSL DEVELOPMENT CORP.
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX. 78216

DATE	BY	REVISION
02/28/05	JA	
	DESIGNED BY: RAS	
	CHECKED BY: PRM	
	REVIEWED BY: PRM	
	PROJECT NUMBER: 310253.192	

SHEET 1 OF 1



Being 10.42 acres out of a 1021.509 acre tract described in Deed recorded in Volume 2498, Page 475, of the Official Public Records of Bexar County, Texas, and being out of the J. W. McCamley Survey No. 70, Abstract No. 470, County Block 4329, and the E. J. Eversley Survey No. 157, Abstract No. 49, County Block 4327, 4328, 4329, 4330, 4331, 4332, 4333, 4334, 4335, 4336, 4337, 4338, 4339, 4340, 4341, 4342, 4343, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989,

Being three tracts of land located in New City Block (N.C.B.) 17876, City of San Antonio, Bexar County, Texas, County Block (C.B.) 4331, and Block 33, Cable Ranch Subdivision according to the plat recorded in Volume 105, Page 162 Deed and Plat Records of Bexar County, Texas described as 5.190 acres of land same being that called 5.195 acres tract of land described in Volume 5848, Page 22, (part of deed to Lakeside Properties, LTD of record in Volume 5848, Page 1) of the Real Property Records of Bexar County, Texas, and that 5.451 acres of land (called 5.45 acres) located in New City Block (N.C.B.) 15850, City of San Antonio, Bexar County, Texas, same being that called 5.45 acres tract of land described in Volume 9343, Page 17, Real Property Records of Bexar County, Texas, and that portion of Old Lane Lane vacated by city ordinance number _____ dated _____ containing 0.607 acres.

Being 69.05 acres consisting of 59.04 acres out of a 1021.509 acre tract described in Deed recorded in Volume 2498, Page 475, of the Official Public Records of Bexar County, Texas, and being out of the J. W. McCamley Survey No. 370, Abstract No. 470, County Block 4329, and the R. E. Sevy Survey No. 357, Abstract No. 709, County Block 4331, Block 31, and 32 Cable Ranch Subdivision according to the tract thereof recorded in Volume 104, Page 101, of the Official Public Records of Bexar County, Texas, and being further described in Deed of Lakeside Properties, LTD. out of a 77.944 acre tract of land out of New City Block 15875, of record in Volume 5848, Page 1, of the Official Public Records of Real Property of Bexar County, Texas and a portion of Lot 4, Block 5, New City Block 17875 Lakeside Place Apartments, recorded in Volume 9509, Page 71 of the Official Public Records of Bexar County, Texas, and being further described in Deed of Lakeside Properties, LTD. out of a 77.944 acre tract of land out of New City Block 4329, and Block 35 of said Cable Ranch Subdivision, and described in Volume 5570, Page 684 of the Official Public Records of Bexar County, Texas.

1.) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET IN THE PRIVATE R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO WATERS EDGE DRIVE WILL ADDRESS THE R.O.W. DEDICATION TO WATERS EDGE DRIVE DURING THE PLATTING STAGE.

4.) LAND FOR PARKS WILL BE DEDICATED AT A RATIO OF 1 ACRE PER 14 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

BEARING BASED ON LAKESIDE PARKWAY SOUTH
RIGHT OF WAY LINE VOL. 9507 PG. 98

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	32.25	67	2.08	1
UNIT 2	15.19	68	4.47	2
UNIT 3	10.97	62	5.65	3
UNIT 4a	6.54	35	5.35	4
UNIT 4b	3.88	20	5.15	5
UNIT 5a	5.48	23	4.19	6
UNIT 5b	5.76	24	4.16	7
UNIT 6	10.64	49	4.60	8
TOTAL DEVELOPMENT	90.71	348	3.84	

LAKEVIEW
MASTER DEVELOPMENT PLAN
PLAN #:
DATE 03/21/05

APPROVED PLANNED UNIT DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON _____ DATE _____

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
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OWNER & APPLICANT

JSL DEVELOPMENT
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

DATE: 02/28/05

DRAWN BY: JA

DESIGNED BY: F. F.

REVIEWED BY: P

PROJECT NUMBER: 310253.192

SHEET

1
OF 1

MDP# 836

13300 OLD BLANCO RD., STE. 325
SAN ANTONIO, TX. 78216

LAKEVIEW

MASTER DEVELOPMENT PLAN

2017.0

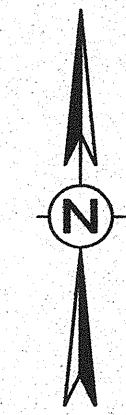
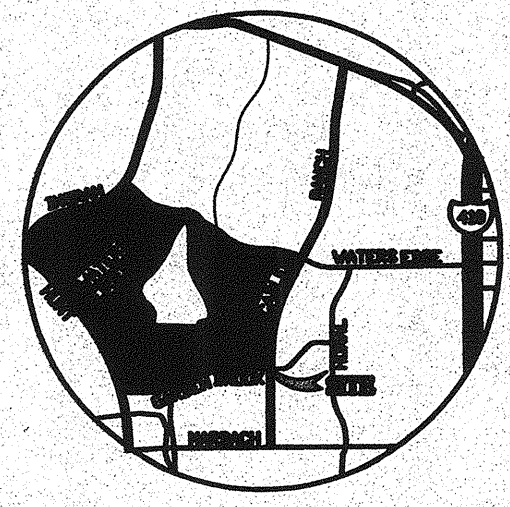
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Carter::Burgess

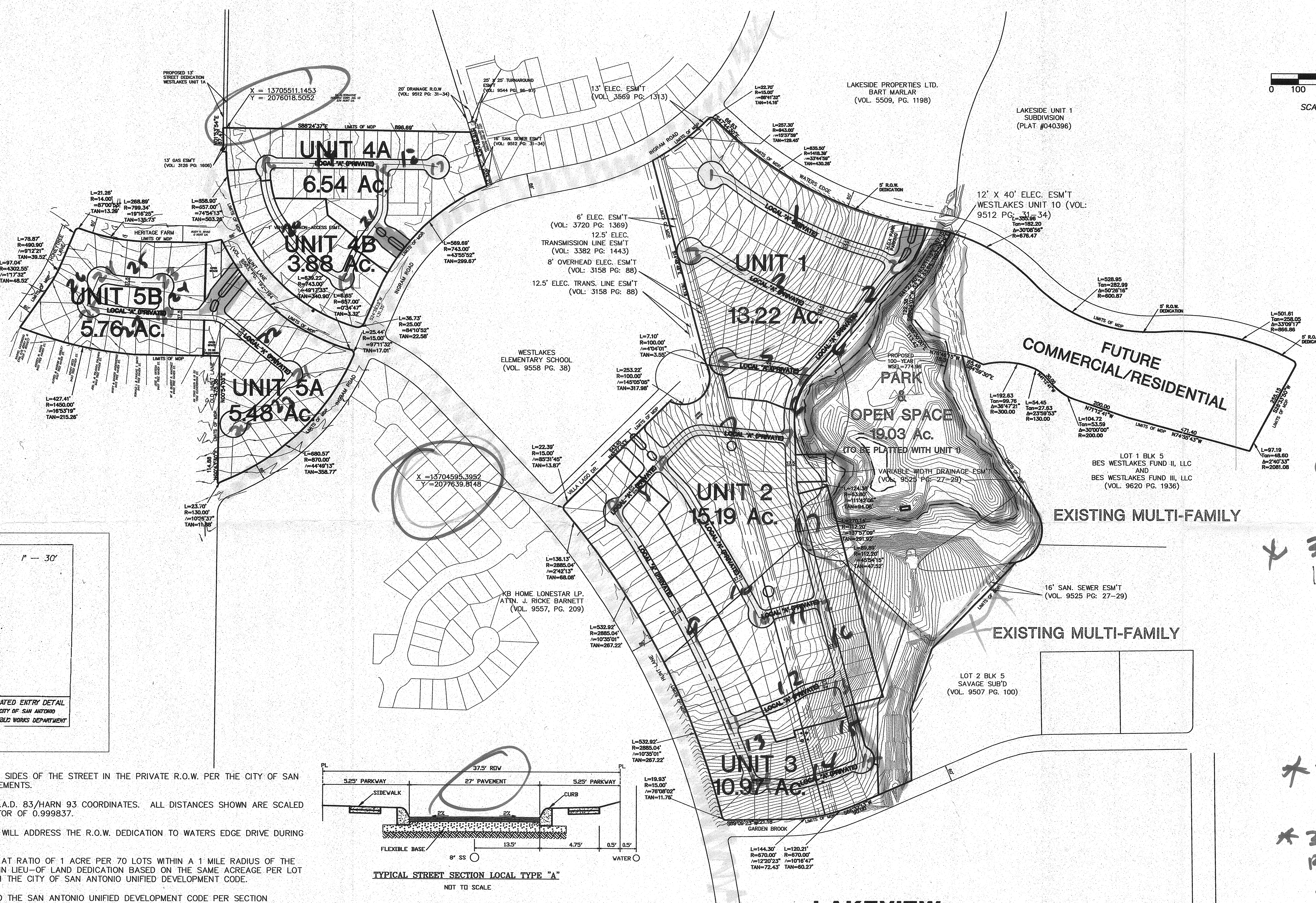
**Consultants in Engineering, Architecture,
Construction Management and Related Services**
Carter and Burgess Inc.

Opti Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525

0052



0 100 200 300 400
SCALE: 1"=200'



MDP/Map

LEGEND

EXISTING PROPOSED
 --- 940 ---
 --- EXISTING CONTOUR ---
 --- FEMA FLOODPLAIN ---
 --- UNIT BOUNDARY ---

*Disapproved
06/09/05*

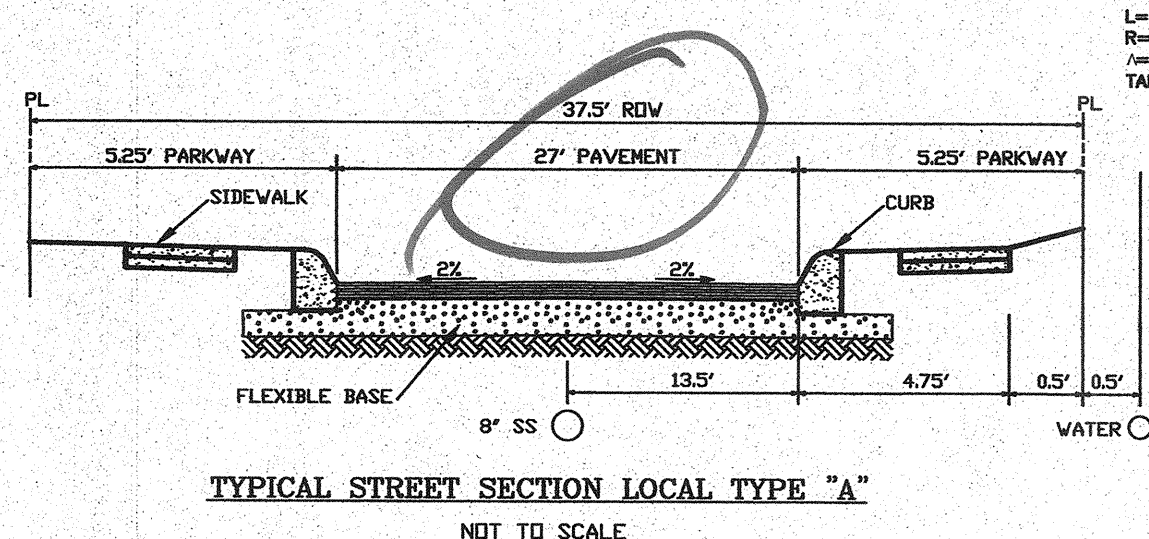
90-1-P-9-AM 5002
DEV. SERVICES

** 35-506(e)(1)
INTERNAL CONNECTIVITY
RATIO = 1.04*

*25
27*

*1.04
25 | 27.00
25
200
200*

** 35-8101
Local B around tanks
* 35-506-LOCAL A
Require 50 MIN RAIL
20' pavement*



TYPICAL STREET SECTION LOCAL TYPE "A"
NOT TO SCALE

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	32.25	67	2.08	1
UNIT 2	15.19	67	4.41	2
UNIT 3	10.97	62	5.65	3
UNIT 4a	6.54	35	5.35	4
UNIT 4b	3.88	20	5.15	5
UNIT 5a	5.48	23	4.19	6
UNIT 5b	5.76	26	4.51	7
TOTAL DEVELOPMENT	80.07	300	3.75	

DEVELOPMENT SUMMARY	
PUD'S TO BE ASSOCIATED WITH MDP	UNITS
LAKEVIEW UNITS 1, 2 & 3	1, 2 & 3
LAKEVIEW UNITS 4A & 4B	4A & 4B
LAKEVIEW UNITS 5A & 5B	5A & 5B

LAKEVIEW MASTER DEVELOPMENT PLAN PLAN #: DATE 04/14/05

APPROVED PLANNED UNIT DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON DATE
SECRETARY DATE

Carter & Burgess

Consultants in Engineering, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 405
San Antonio, Texas 78232
(210) 494-0088 Fax: (210) 494-4888
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MASTER
DEVELOPMENT
PLAN

LAKEVIEW
JSL DEVELOPMENT CORP.
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DATE: 02/28/05
DRAWN BY: JA
DESIGNED BY: RAS
CHECKED BY: PRM
REVIEWED BY: PRM
PROJECT NUMBER: 310253.192

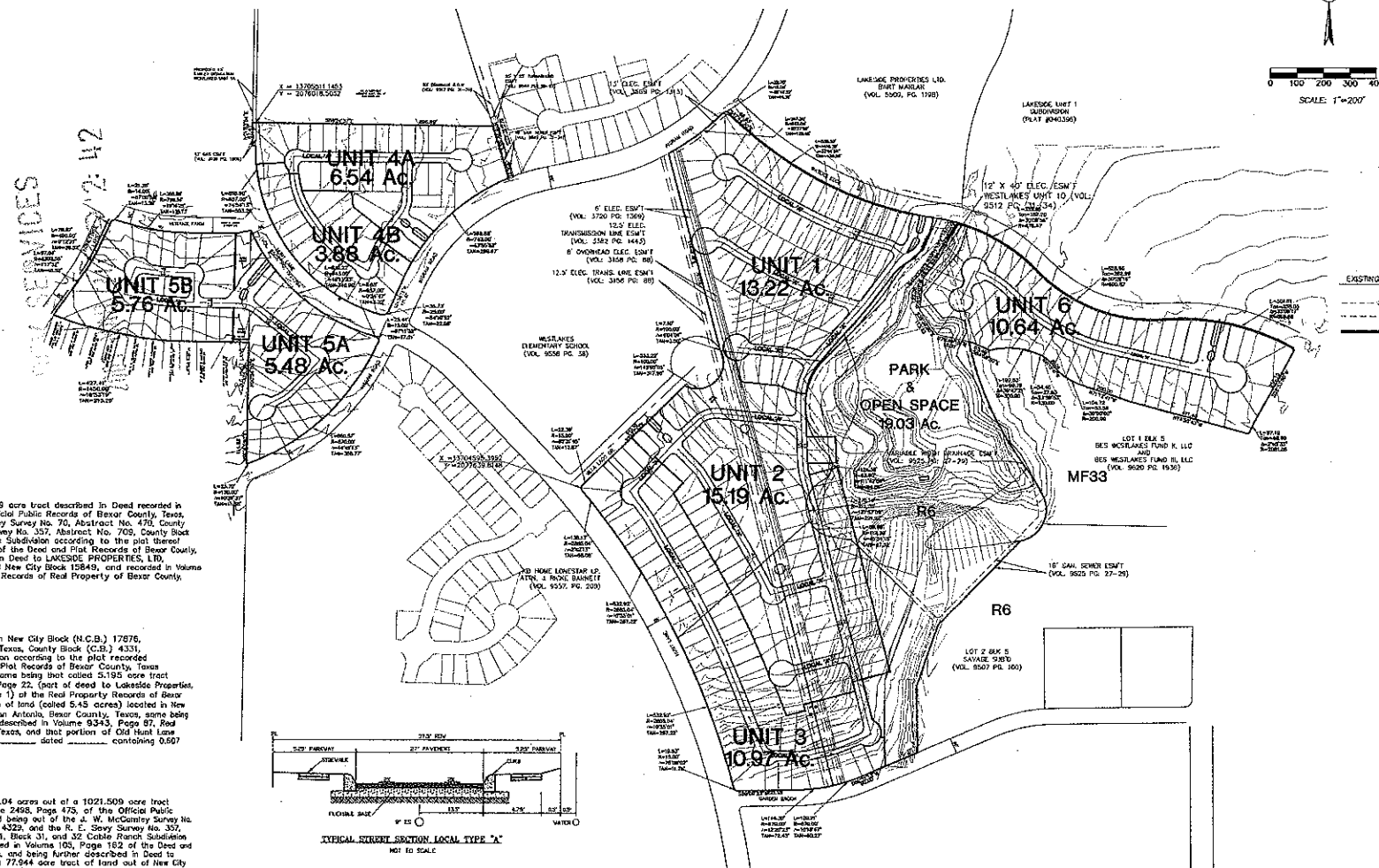
SHEET
1
OF 1

MDP# 836 0054

NOTE:

- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET IN THE PRIVATE R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.
- ADJACENT UNITS TO WATERS EDGE DRIVE WILL ADDRESS THE R.O.W. DEDICATION TO WATERS EDGE DRIVE DURING THE PLATTING STAGE.
- LAND FOR PARKS WILL BE DEDICATED AT A RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - AN AREA OF NOT LESS THAN AN AVERAGE OF TWENTY-FIVE (25) FEET IN WIDTH SURROUNDING A POND OR ADJACENT TO A FLOODPLAIN IS IMPROVED AS A GREENWAY.
 - THE STRUCTURES OR ACTIVITIES LOCATED WITHIN THE RESTRICTED AREAS DO NOT CAUSE AN INCREASE IN BASE FLOOD ELEVATIONS.
 - THE VELOCITIES DURING A TEN-YEAR FLOOD EVENT DO NOT EXCEED SIX (6) FEET PER SECOND, AND
 - FOR PARKS/OPEN SPACE DEDICATED TO THE CITY, AT LEAST ONE (1) ACRE IS OUTSIDE OF THE FLOODPLAIN.
- POND TRACT WILL PROVIDE PARK REQUIREMENTS FOR UNITS 1, 2, 3, AND FUTURE RESIDENTIAL. UNITS 4A, 4B, 5A, AND 5B WILL HAVE TO PROVIDE THEIR OWN PARK REQUIREMENT OR PAY THE FEE IN LIEU OF PARK DEDICATION.
- DEVELOPER TO PROVIDE MEDIAN OPENING ON HUNT LANE AS NEEDED TO PROVIDE SAFE ACCESS TO UNIT 5A AND 5B.
- A GENERAL PARKING AREA WILL BE PROVIDED ON THE FIRST LOT TO THE RIGHT OF THE WATERS EDGE ENTRANCE LOCATED IN UNIT 1 IN THE AREA LABELED "HOA PARK PARKING" FOR USE OF THE PARK BY ALL HOA'S INCLUDED IN THE PARK AGREEMENT. THE ROADWAY INTERIOR TO UNITS 1, 2, AND 3 WILL NOT BE USED FOR PUBLIC ACCESS TO THE PARK AND THEREFORE WILL NOT HAVE INCREASED TRAFFIC VOLUMES REQUIRING A LOCAL "B" ROADWAY.
- PEDESTRIAN CROSSINGS WILL BE PROVIDED ON WATERS EDGE TO ALLOW ACCESS FROM THE LAKESIDE SUBDIVISION TO THE PARK PROPERTY.

BEARING BASED ON LAKESIDE PARKWAY SOUTH
RIGHT OF WAY LINE VOL. 9507 PG. 98



Being 10,482 acres of a 1021-509 acre tract described in Deed recorded in Volume 2438, Page 475, of the Official Public Records of Bexar County, Texas, and being out of the J. H. McCamley Survey No. 70, Abstract No. 470, County Block 4325, and the R. E. Sney Survey No. 357, Abstract No. 709, County Block 4321, and being further described in Deed recorded according to the plat thereof in Volume 105, Page 152 of the Deed and Plat Records of Bexar County, Texas, and being further described in Deed to LAKEBIDE PROPERTIES, LTD., out of a 192-536 acre tract of land New City Block 15849, and recorded in Volume 569, Page 1, of the Official Public Records of Real Property of Bexar County, 19045.

Being three tracts of land located in New City Block (N.C.B.) 4786,
City of San Antonio, Bexar County, Texas, County Block (C.B.) 13331,
and Block 33, Cabita Ranch Subdivision according to the plat recorded
in Volume 105, Page 162 Deed and Plat Records of Bexar County, Texas.
Containing 19.9 acre of land described in Volume 5848, Page 22, part of deed to Lakeside Properties,
LTD of record in Volume 5048, Page 1) at the Real Property Records of Bexar
County, Texas; and that 5.451 acres of land (colled 5.45 acres) located in New
City Block (N.C.B.) 16560, City of San Antonio, Bexar County, Texas, same being
all or part of certain other tract of land described in Volume 587, Part D
Property Records of Bexar County, Texas; and that portions of Old Hunt Lane
vested by city ordinance number _____ dated _____ containing 0.97

being .69,05 acres containing of 59,04 acres out of a 1021,509 acre tract described in Deed recorded in Volume 2486, Page 475, of the Official Public Records of Bexar County, Texas; and being out of the J. W. McCombs Survey No. 179, County Bexar, Texas, as shown on the plat thereof recorded in Abstract No. 709, County Block 4331, Block 31, and 32 Cable Ranch Subdivision according to the plat thereof recorded in Volumes 103, Page 182 of the Deed and 103, Page 183 of the Official Public Records of Bexar County, Texas; and being of LAKESIDE PROPERTIES, LTD., out of a 77,944 acre tract of land out of New City Block 15875, of record in Volume 3840, Page 1, of the Official Public Record of Bexar County, Texas, as shown on the plat thereof recorded in Volumes 103, Page 182 and 103, Page 183 of the Official Public Records of Bexar County, Texas; and being of the 77,944 acre tract of land out of New City Block 17875 Lakeside Place Condominiums, recorded in Volume 9509, Page 5, of the Deed and Plat Records of Bexar County, Texas; and also 10.01 acres out of County Block 4331, Block 35 of said Cable Ranch Subdivision, and described in Volume 4570, Page 102 of the Official Public Records of Bexar County, Texas.

1.) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET IN THE PRIVATE R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO WATERS EDGE DRIVE WILL ADDRESS THE R.O.W. DEDICATION TO WATERS EDGE DRIVE DURING THE PLATING STAGE.

4.) LAND FOR PARKS WILL BE DEDICATED AT A RATIO OF 1 ACRE PER 114 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE, IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

BEARING BASED ON LAKESIDE PARKWAY SOUTH
RIGHT OF WAY LINE VOL. 9507 PG. 98

BEARING BASED ON LAKESIDE PARKWAY SOUTH
RIGHT OF WAY LINE VOL. 9507 PG. 98

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DL/Ac.	PHASING SEQUENCE
UNIT 1	32.35	67	2.98	1
UNIT 2	5.92	26	4.47	2
UNIT 3	10.87	83	2.66	3
UNIT 4a	5.34	35	3.30	4
UNIT 4b	3.88	20	2.15	5
UNIT 5a	2.18	12	4.19	6
UNIT 5b	5.76	24	4.15	7
UNIT 6	10.64	49	4.60	8
TOTAL DEVELOPABLE	86.4	380		

APPROVED PLANNED UNIT DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: PAUL RYAN MESSERLI, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

OWNER & APPLICANT
JSL DEVELOPMENT
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

REVISION

Carter :: Burgess
Consultants in Engineering Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.

611 Central Parkway North, Suite 425
Fort Worth, Texas 76102
214-494-0500 Fax: 214-494-4526

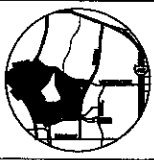
MASTER
DEVELOPMENT
PLAN

LAKEVIEW
USL DEVELOPMENT CORP.
13300 OLD BLANCO RD., STE. 325
SAN ANTONIO, TX. 78216

DATE: 02/28/05
 RAISON EN: JA
 ESTIMATED EN: RAS
 CHECKED EN: PRM
 REVIEWED EN: PRM

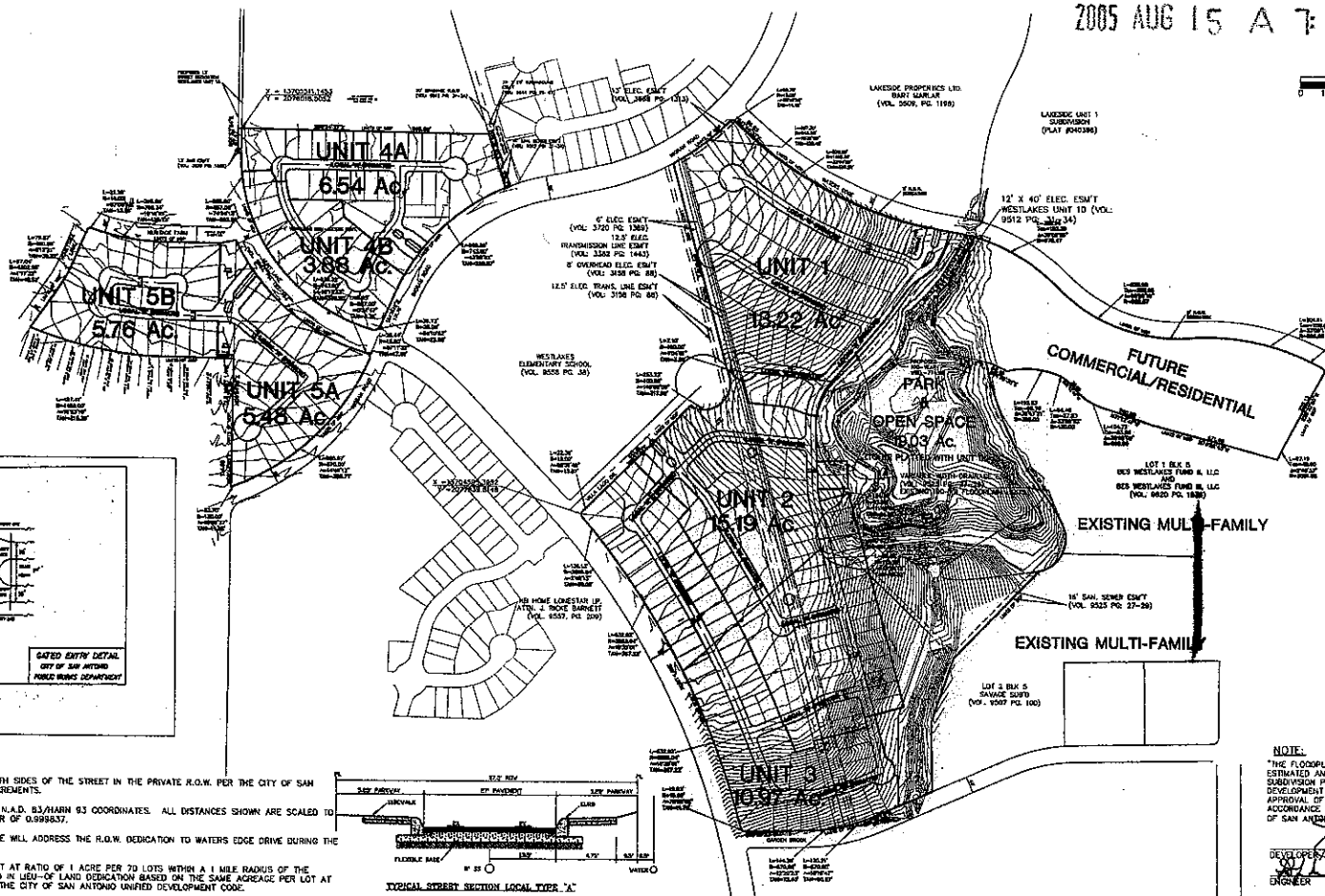
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LOCATION MAP N.T.S.



DEV. SERVICES

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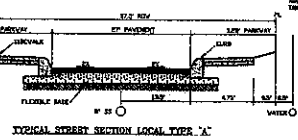
 0 100 200 300 400
 SCALE 1"=200'


LEGEND

 EXISTING PROPOSED
 --- 2'-0" --- EXISTING CONTOUR
 --- FLOOD FLOODPLAIN
 --- UNIT BOUNDARY

NOTE

1. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET IN THE PRIVATE R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
2. ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 83 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999937.
3. ADJACENT UNITS TO WATERS EDGE DRIVE WILL ADDRESS THE R.O.W. DEDICATION TO WATERS EDGE DRIVE DURING THE PLATING STAGE.
4. LAND FOR PARKS WILL BE DEDICATED AT AT RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
5. PARK LAND SHALL BE IN ACCORDANCE TO THE SAN ANTONIO UNIFIED DEVELOPMENT CODE PER SECTION 35-503, INCLUDING BUT NOT LIMITED TO:
 - a) AN AREA OF NOT LESS THAN AN AVERAGE OF TWENTY-FIVE (25) FEET IN WIDTH SURROUNDING A POND OR ADJACENT TO A FLOODPLAIN IS IMPROVED AS A GREENWAY.
 - b) THE STRUCTURES OR ACTIVITIES LOCATED WITHIN THE RESTRICTED AREAS DO NOT CAUSE AN INCREASE IN BASE FLOOD ELEVATIONS.
 - c) THE VELOCITIES DURING A TEN-YEAR FLOOD EVENT DO NOT EXCEED SIX (6) FEET PER SECOND, AND
 - d) FOR PARKS/OPEN SPACE DEDICATED TO THE CITY, AT LEAST ONE (1) ACRE IS OUTSIDE OF THE FLOODPLAIN.
6. POND TRACT WILL PROVIDE PARK REQUIREMENTS FOR UNITS 1, 2, 3, AND FUTURE RESIDENTIAL. UNITS 4A, 4B, 5A, AND 5B WILL HAVE TO PROVIDE THEIR OWN PARK REQUIREMENT OR PAY THE FEE IN LIEU OF PARK DEDICATION.
7. DEVELOPER TO PROVIDE MEDIAN OPENING ON HUNT LANE AS NEEDED TO PROVIDE SAFE ACCESS TO UNIT 5A AND 5B.
8. A GENERAL PARKING AREA WILL BE PROVIDED ON THE FIRST LOT TO THE RIGHT OF THE WATERS EDGE ENTRANCE LOCATED IN UNIT 1 IN THE AREA LABELED "HQA PARK PARKING" FOR USE OF THE PARK BY ALL HOA'S INCLUDED IN THE PARK AGREEMENT. THE ROADWAY INTERIOR TO UNITS 1, 2, AND 3 WILL NOT BE USED FOR PUBLIC ACCESS TO THE PARK AND THEREFORE WILL NOT HAVE INCREASED TRAFFIC VOLUMES REQUIRING A LOCAL "B" ROADWAY.
9. PEDESTRIAN CROSSINGS WILL BE PROVIDED ON WATERS EDGE TO ALLOW ACCESS FROM THE LAKEVIEW SUBDIVISION TO THE PARK PROPERTY.
10. ALL INTERSECTIONS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(c)(3).

 BEARING BASED ON LAKEVIEW PARKWAY SOUTH
 RIGHT OF WAY LINE VOL. 9507 PG. 98


DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU/Ac.	PHASING SEQUENCE
UNIT 1	33.20	67	2.01	1
UNIT 2	15.19	27	2.01	2
UNIT 3	10.97	27	2.01	3
UNIT 4A	6.54	13	0.50	4
UNIT 4B	3.88	8	0.50	5
UNIT 5A	5.76	12	0.50	6
UNIT 5B	5.76	12	0.50	7
TOTAL DEVELOPMENT	80.67	200	2.01	

DEVELOPMENT SUMMARY	
PUD'S TO BE ASSOCIATED WITH MDP	UNITS
LAKEVIEW UNITS 1, 2 & 3	1, 2 & 3
LAKEVIEW UNITS 4A & 4B	4A & 4B
LAKEVIEW UNITS 5A & 5B	5A & 5B

LAKEVIEW MASTER DEVELOPMENT PLAN PLAN #1 DATE 04/14/05

NOTE

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/OWNER: **LAKEVIEW** 8-11-05
 DATE: 8-11-05
 ENGINEER: **PAUL RYAN MESSERLI, P.E.** 8-11-05
 DATE: 8-11-05

CIVIL ENGINEER

CARTER & BURGESS, INC.
 CONTACT PERSON: PAUL RYAN MESSERLI, P.E.
 911 CENTRAL PARKWAY N. SUITE 425
 SAN ANTONIO, TEXAS 78231-5095
 TEL: (210) 494-0088
 FAX: (210) 494-4525
 URL: WWW.C-B.COM

OWNER & APPLICANT

LAKEVIEW CORPORATION
 CONTACT PERSON: SHANNON LYNNSTON
 13300 OLD BLANCO RD. STE. 325
 SAN ANTONIO, TX, 78216
 TEL: (210) 479-3300
 FAX: (210) 479-3343

Carter & Burgess

Consulting Engineers, Architects,
 Construction Management and Project Services
 13300 Old Blanco Rd., Suite 325
 San Antonio, TX 78216
 Tel: (210) 479-3300
 Fax: (210) 479-3343
 www.c-b.com

MASTER
DEVELOPMENT
PLAN

LAKEVIEW

LAKEVIEW
 JSL DEVELOPMENT CORP.
 13300 OLD BLANCO RD., STE. 325
 SAN ANTONIO, TX 78216

DATE: 07/28/05
 DRAWN BY: JAS
 CHECKED BY: JAS
 DESIGNED BY: JAS
 REVIEWED BY: JAS
 PROJECT NUMBER: 10033112

SHEET
1
OF 1



<div> <div>1</div> <div>of 1</div> </div> <div> <div>SHEET</div> </div>	SHEET SCALE: 1"=300'
	DATE PLOTTED: 1/13/05
	DWG NAME:
	DRAWN BY: DBB
	DESIGNED BY: DBB
	REVIEWED BY: PRM
	PROJECT NUMBER: 310253.092

**LAKEVIEW
JSL DEVELOPMENT**

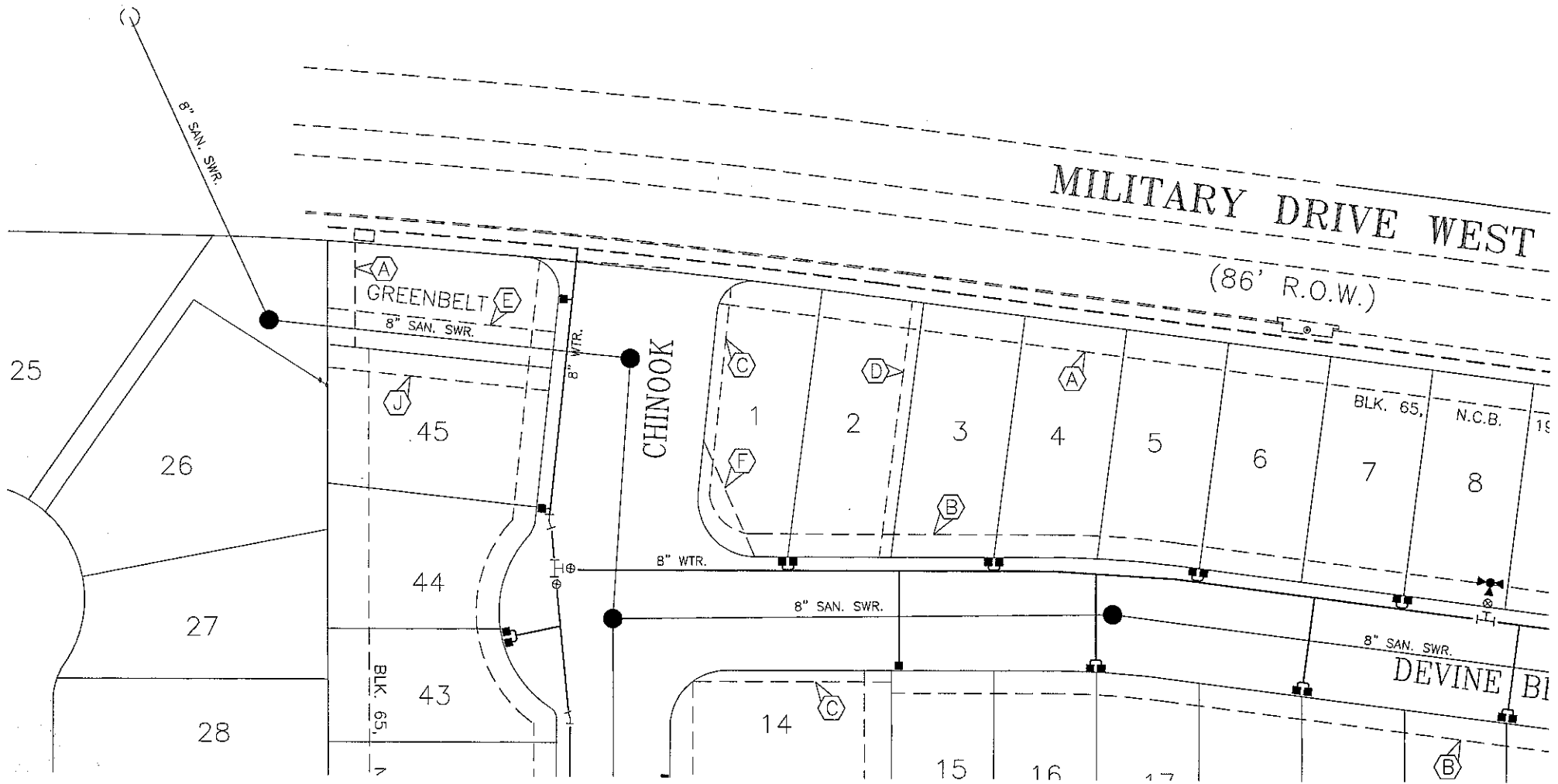
13300 OLD BLANCO ROAD, SUITE 325
SAN ANTONIO TX, 78216

TREE STAND DELINEATION PLAN

Carter-Burgess

Consultants in Engineering, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.

911 Central Parkway North, Suite 425
San Antonio, Texas 78222
(210) 494-0088 Fax (210) 494-4038
© COPYRIGHT 2005 Carter and Burgess, Inc.





City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: 03/22/05

Case Manager: Robert Lombroso, Planner II (Even File number) (210) 207-5014, rlombroso@sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number:
--	---------------------

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Rural Development (RD) | |
| <input type="checkbox"/> Farm and Ranch (FR) | |
| <input type="checkbox"/> Mix Light Industrial (MI-1) | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Lakeview MDP

Owner/Agent: JSL Development Corp. Phone: 210-479-3300 Fax: 210-408-1978

Address: 13300 Old Blanco Rd., Ste. 325 Zip code: 78216

Engineer/Surveyor: Carter & Burgess, Inc. Phone: 210-494-0088 Fax: 210-494-4525

Address: 911 Central Parkway North, Ste. 425 Zip code: 78232

Contact Person Name: Paul R. Messerli, P.E. E-mail: messerlipr@c-b.com

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:
See attached

Existing zoning: PUD R-5, PUD R-6, C-2

Proposed zoning: PUD R-5, PUD R-6, R-5

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: Unit 1-67, Unit 2-68, Unit 3-62, Unit 4A-35, Unit 4B-20
Unit 5A-23, Unit 5B-24, Unit 6-49

Total Number of lots: 348 divided by acreage: 90.71 = Density: 3.84

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 6 & 4 School District: NISD Ferguson map grid: G13 A5, B5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Westlakes No. 60

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name See attached list No. _____

Name _____ No. _____

Name _____ No. _____

705 RM 21 P 2:41
DEVELOPMENT SERVICES

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

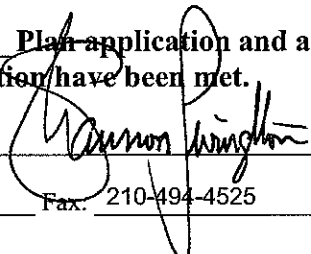
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- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Lakeview M.D.P. Plan application and accompanying maps
are complete and that the conditions listed on this application have been met.

Print Name: Shannon Livingston

Signature: 

Date: _____ Phone: 210-494-0088

Fax: 210-494-4525

E-mail: messleripr@c-b.com

2005 MAR 24 PM 2:42
DEV SERVICES

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5



City of San Antonio
Planning Department
Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D.

#:

Plat Name:

Lakeview MDP

Project Engineers/Surveyors or Firm Name:

Carter & Burgess, Inc. attn: Paul Messerli

Address:

911 Central Pkwy. N. Ste. 425, San Antonio, TX 78216

Phone # 210-494-0088

Fax #: 210-494-4525

E-mail: messerli@c-b.com

Planning Department

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 "x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

4 copies (folded) with **Planning Department Request for Review form** (attached):

(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Dustin Finley Date: _____

2005 MAR 21 P 2:41
CITY SERVICES



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 03/22/05

(Check One)

Project Name: Lakeview MDP

File#

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Pkwy. N. Ste 425

Zip code: 78216

Phone: 210-494-0088

Fax: 210-494-4525

Contact Person Name: Paul Ryan Messerli

E-mail: messerlipr@c-b.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

Westlakes POADP #60

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

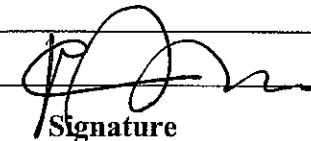
SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: INGRAM ROAD AND HUNT LANE ARE BOTH ON THE MTP
REQUIRING A MIN. OF 80' ROW. PROPOSED MDP ADDRESSES THOROUGHFARE.
PROPOSED PLAN NEED TO ADDRESS LOC 35-506(c)(1) INTENAL CONNECTIVITY; ~~35-506(c)~~
~~CLASSIFICATION OF ROADWAY~~; 35-6101 ANNOTATE LIMITS OF MDP; LOCAL B
TYPE STREETS AROUND PARKS: OPEN SPACE - REF. TIT, ANNOTATE ROW DIM. &
COLLECTOR, IDENTIFY FLOOD PLAIN (ANNOTATE); 35-506 LOCAL A 50' ROW
MIN. WITH 20' MIN. PAVEMENT. PARKS TO ADDRESS PARK REQUIREMENT.

	<u>Planner</u>	<u>033105</u>
Signature	Title	Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

UNIT 4

Being 10.42 acres out of a 1021.509 acre tract described in Deed recorded in Volume 2498, Page 475, of the Official Public Records of Bexar County, Texas, and being out of the J. W. McCamley Survey No. 70, Abstract No. 470, County Block 4329, and the R. E. Sevy Survey No. 357, Abstract No. 709, County Block 4331, Block 31, and 32 Cable Ranch Subdivision according to the plat thereof recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas, and being further described in Deed to LAKESIDE PROPERTIES, LTD, out of a 192.558 acre tract of land New City Block 15849, and recorded in Volume 5848, Page 1, of the Official Public Records of Real Property of Bexar County, Texas.

UNIT 5

Being three tracts of land located in New City Block (N.C.B.) 17876, City of San Antonio, Bexar County, Texas, County Block (C.B.) 4331, and Block 33, Cable Ranch Subdivision according to the plat recorded in Volume 105, Page 162 Deed and Plat Records of Bexar County, Texas described as 5.190 acres of land same being that called 5.195 acre tract of land described in Volume 5848, Page 22, (part of deed to Lakeside Properties, LTD of record in Volume 5848, Page 1) of the Real Property Records of Bexar County, Texas, and that 5.451 acres of land (called 5.45 acres) located in New City Block (N.C.B.) 15850, City of San Antonio, Bexar County, Texas, same being that called 5.45 acre tract of land described in Volume 9343, Page 87, Real Property Records of Bexar County, Texas, and that portion of Old Hunt Lane vacated by city ordinance number _____ dated _____ containing 0.607 acres.

ALL OTHERS

Being 69.05 acres consisting of 59.04 acres out of a 1021.509 acre tract described in Deed recorded in Volume 2498, Page 475, of the Official Public Records of Bexar County, Texas, and being out of the J. W. McCamley Survey No. 70, Abstract No. 470, County Block 4329, and the R. E. Sevy Survey No. 357, Abstract No. 709, County Block 4331, Block 31, and 32 Cable Ranch Subdivision according to the plat thereof recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas, and being further described in Deed to LAKESIDE PROPERTIES, LTD, out of a 77.944 acre tract of land out of New City Block 15875, of record in Volume 5848, Page 1, of the Official Public Records of Real Property of Bexar County, Texas and a portion of Lot 4, Block 5, New City Block 17875 Lakeside Place Apartments, recorded in Volume 9509, Page 71 of the Deed and Plat Records of Bexar County, Texas, and also 10.01 acres out of County Block 4329, and Block 35 of said Cable Ranch Subdivision, and described in Volume 5570, Page 684 of the Official Public Records of Bexar County, Texas.

RECORDS
SERVICES
21 P 2 41



CITY OF SAN ANTONIO

August 22, 2005

Paul Messerli, P.E.

Carter and Burgess, Inc.
911 Central Parkway North, Ste. 425,
San Antonio, TX 78232

Re: Lakeview Subdivision

MDP # 836

Dear Mr. Messerli:

The City Staff Development Review Committee has reviewed Lakeview Subdivision Master Development Plan M.D.P. # 836. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 836 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Streets and Drainage approved the above reference MDP with the following conditions:
 - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
 - b. It appears that two of the cul-de-sacs in Unit 1 are greater than 500 feet in length, so they will require turnaround rights-of-way of 120 feet in diameter, 30-foot pavement width and 50-foot turnaround roadway radius.
 - c. The plat for Lakeview, Unit 1 shows Lot 1 as a standard lot. Therefore, note 8 should be deleted as well as the "H.O.A. Park Parking" notation.
 - d. Revise typical street section. The 9 inch curb, 2-foot minimum planting strip(not required on Local A's) and a 4-foot sidewalk will not fit in the 5.25-foot parkway.

Ernest Brown

From: Mark C. Bird
Sent: Friday, April 01, 2005 10:55 AM
To: 'messleripr@c-b.com'
Cc: Ernest Brown; Michael Herrera; Debbie Reid
Subject: Lakeview MDP tree disaprvl



Lakeview MDP
disaprvl.doc

Mr. Messerli
August 22, 2005
Page 2

It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.

No Tree Preservation plan is approved for this MDP.

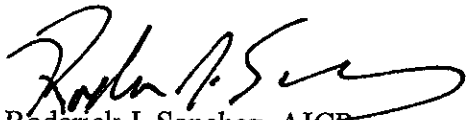
I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

DATE: 04/06/05

SIGN IN MASTER DEVELOPMENT PLAN MEETING

Little View MDP/PUD

NAME	ADDRESS/PHONE NO.
1. Ernest Brown	207.7207
2. John McDonald	207-2884
3. Michael C. Herrera	207-7038
4. Chris Yanez	207-4091
5. Paul Messeri	494-0088
6. Richard De La Cruz	207-0265
7.	
8.	
9.	
10.	
11.	
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14.	
15.	
16.	
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18.	
19.	
20.	
21.	
22.	
23.	

LETTER OF TRANSMITTAL

Attention: Ernest Brown		Date: 08/12/05	Project No: 310253.192.1.0390
To: Development Services – Planning Dept.		Re: Lakeview MDP	
1901 S. Alamo			
San Antonio, Texas			
210-207-7207			

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
8		Lakeview MDP
1		8 1/2" x 11" Reduction of Lakeview MDP

<input checked="" type="checkbox"/> For approval	<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> For review & comment
--	--	---

REMARKS: Attached are 8 full size and 1 – 8 1/2" x 11" copy of the Lakeview MDP for final submittal/approval. Please let me know if you have any questions or need any additional information. Thank you!

SENDER: David Brodbeck, E.I.T. Carter & Burgess, Inc.	TELEPHONE: (210) 494-0088
--	---------------------------

LAND DEVELOPMENT
SERVICES DIVISION

July 7, 2005

Mr. Michael Herrera
Special Projects Coordinator
City of San Antonio Development Services
1901 S. Alamo
San Antonio, Texas 78204

**Subject: Lakeview MDP; Lakeview 1,2,3 PUD (#05-020); Lakeview 4 PUD (#05-022);
Lakeview 5 PUD (#05-021) Time Extension**

Mr. Herrera:

Please accept this letter as a formal request for an extension of the Lakeview MDP and corresponding PUD's. We hereby request a time extension of six (6) months per the City of San Antonio Unified Development Code (UDC) Section 35-412 (c).

We appreciate your time and consideration in this matter. Please contact our office should you have any questions or require any additional information.

Sincerely,


Paul Ryan Messerli, P.E., CFM
Project Manager

DEV. SERVICES
2005 JUL 11 A 10:02

LETTER OF TRANSMITTAL

Attention: Dustin Finley	Date: 06/29/05	Project No: 310253.192
To: Development Services – Planning Dept.	Re: Lakeview M.D.P	
1901 S. Alamo, 2 nd Floor		
San Antonio, Texas		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
5	06/29/05	Master Development Plan

<input type="checkbox"/> For approval	<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> For review & comment
---------------------------------------	--	---

REMARKS: Please call if you have any questions. Thank You.

SENDER: Robbie Thompson, E.I.T	TELEPHONE: (210) 494-0088
--------------------------------	---------------------------

2005 JUL 20 P 3:49

DEV. SERVICES

Dustin Finley

From: Brodbeck, David B. [David.Brodbeck@c-b.com]
Sent: Thursday, March 24, 2005 9:39 AM
To: Dustin Finley
Subject: Lakeview MDP Fee

Dustin

A fee of \$500 was originally submitted on February 8, 2005 for the Lakeview PUD, A/P# 05-016. However, after receiving comments, we resubmitted the Lakeview PUD as an MDP with 3 separate PUDs (Lakeview 1,2,3 PUD, Lakeview 4A,4B PUD, and Lakeview 5A,5B PUD). Please transfer the \$500 Plan Review fee for the PUD (#05-016) to the Lakeview MDP submitted on to your office on March 23, 2005. Please let me know if you have any questions or need any additional information. Thank you!

David Brodbeck, E.I.T.
Engineering Intern
Carter::Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, TX 78232
phone: (210) 494-0088
fax: (210) 494-4525
email: brodbeckdb@c-b.com

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3/24/2005

04/06/05

Lakeview MDP/PUD

- TIA - PROBLEM - The located entry to PUD unit
- PARKS - ~~to~~ REQUIREMENTS OF POND, HOA
include ponds w/ to phase 1 unit phasing

1591215



CITY OF SAN ANTONIO

June 10, 2005

Paul Messerli, P.E.

Carter and Burgess, Inc.
911 Central Parkway North, Ste. 425
San Antonio, Texas 78232

Re: Lakeview Subdivision MDP

Proposed MDP

Dear Mr. Messerli:

The City Staff Development Review Committee has reviewed your proposed Lakeview MDP and found it to be non-compliant with the City of San Antonio Unified Development Code (UDC) and is here by denied based on the following findings and determinations:

Master Development Plan:

Proposed plan does not meet the following:

- ~~1. UDC 35-506(e)(1) internal connectivity.~~
- ~~2. 35-B101, Local B-street type around parks and open space (ref. TIA).~~
- ~~3. 35-506, Local A type streets require min. 50' ROW with min. of 28' pavement width.~~

Storm Water Engineering:

1. Provide disk of pondpack
2. Provide network junction in summary table
3. Provide drainage are map with nodes indicated on map and readable contours

TIA:

Unit 5B – Relocate entrance/exit to Ingram
5' ROW dedication on Waters edge
Ingram Rd. does not scale to 86'

TREE PRESERVATION:

1. Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B101)
2. Master Tree Stand Delineation Plan with basic non-committal information
3. Square footage of project and of tree canopy area
4. Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Mr. Messerli, P.E.
June 10, 2005
Page 2

You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez", with a stylized flourish at the end.

Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Richard Chamberlin, P.E., Development Services
Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Storm Water Engineering

Ernest Brown

From: Messerli, Paul R. [Paul.Messerli@c-b.com]
Sent: Thursday, June 16, 2005 9:13 AM
To: Veronica Barefield
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera; Schneeman, Bob; Brodbeck, David B.; Kelly Rowe, Brenda
Subject: RE: Lakeview MDP and associated PUD

Obviously a meeting needs to be set-up to review the submittal package and further clarify what exactly is missing. I will be calling Mr. Hardy to set this up.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Thursday, June 16, 2005 9:01 AM
To: Messerli, Paul R.
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera; Schneeman, Bob; Brodbeck, David B.; Kelly Rowe, Brenda
Subject: RE: Lakeview MDP and associated PUD

I would like to respectfully request that you understand the procedure that I have to follow when reviewing MDP's and PUD's. Every person involved in this submittal must be informed about any comments sent because those comments can drastically effect the MDP that everyone must review. Unfortunately, the supplemental submittal dated May 13, 2005 sent by David Brodbeck did not address the comments previously sent. A thorough review was done by me and a co-worker and the information provided did not adequately address my comments.

I hope this clears up any misunderstanding and informs you of the necessary procedure when dealing with MDP's or PUD's. So as the last comment sent this MDP and associated PUD's ARE NOT APPROVED at this time.

If you have any further questions, please feel free to email me.
Thanks

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

-----Original Message-----

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Wednesday, June 15, 2005 4:45 PM
To: Veronica Barefield
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera; Schneeman, Bob; Brodbeck, David B.; Kelly Rowe, Brenda
Subject: RE: Lakeview MDP and associated PUD

Veronica,

I would like to respectfully request that before any additional "Disapproval" recommendations are copied to everyone involved with this MDP and the associated PUDs that the package and supplemental submittal to Stormwater be thoroughly reviewed. All three items mentioned in this disapproval letter were sent down as a supplemental submittal when first requested by Stormwater on May 13, 2005. Additionally, every item on the initial disapproval was also already in the package that Stormwater received.

Please call me directly at 494-0088 if there is anything that is not in the submittal package that you require or if you need clarification of anything previously submitted. Thank you.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Wednesday, June 15, 2005 4:22 PM
To: Messerli, Paul R.
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera
Subject: Lakeview MDP and associated PUD

<<Lakeview4.PDF>>

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

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Ernest Brown

From: Veronica Barefield
Sent: Wednesday, June 15, 2005 4:22 PM
To: 'messleripr@c-b.com'
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera
Subject: Lakeview MDP and associated PUD



Lakeview4.PDF

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Paul Messerli, P.E.

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Lakeview MDP

Leon Creek Watershed

May 12, 2005

I have reviewed your submittal dated April 27, 2005 and have the following comment(s):

At this time the MDP is Not Approved until comments have been addressed.

Please provide disk of pondpack .

Please provide network junction in summary table.

Please provide drainage are map with nodes indicated on map and readable contours.

Should you have any question please call me at 207-8052.



Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M
Storm Water Engineer

Ernest Brown

From: Veronica Barefield
Sent: Thursday, June 16, 2005 9:01 AM
To: 'Messerli, Paul R.'
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera; Schneeman, Bob; Brodbeck, David B.; Kelly Rowe, Brenda
Subject: RE: Lakeview MDP and associated PUD

I would like to respectfully request that you understand the procedure that I have to follow when reviewing MDP's and PUD's. Every person involved in this submittal must be informed about any comments sent because those comments can drastically effect the MDP that everyone must review. Unfortunately, the supplemental submittal dated May 13, 2005 sent by David Brodbeck did not address the comments previously sent. A thorough review was done by me and a co-worker and the information provided did not adequately address my comments.

I hope this clears up any misunderstanding and informs you of the necessary procedure when dealing with MDP's or PUD's. So as the last comment sent this MDP and associated PUD's ARE NOT APPROVED at this time.

If you have any further questions, please feel free to email me.
Thanks

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

-----Original Message-----

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Wednesday, June 15, 2005 4:45 PM
To: Veronica Barefield
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera; Schneeman, Bob; Brodbeck, David B.; Kelly Rowe, Brenda
Subject: RE: Lakeview MDP and associated PUD

Veronica,

I would like to respectfully request that before any additional "Disapproval" recommendations are copied to everyone involved with this MDP and the associated PUDs that the package and supplemental submittal to Stormwater be thoroughly reviewed. All three items mentioned in this disapproval letter were sent down as a supplemental submittal when first requested by Stormwater on May 13, 2005. Additionally, every item on the initial disapproval was also already in the package that Stormwater received.

Please call me directly at 494-0088 if there is anything that is not in the submittal package that you require or if you need clarification of anything previously submitted. Thank you.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Wednesday, June 15, 2005 4:22 PM
To: Messerli, Paul R.
Cc: Sam Dent; Ernest Brown; Richard Carrizales; Michael Herrera
Subject: Lakeview MDP and associated PUD

<<Lakeview4.PDF>>

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

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PARKS

Robert Lombrano

From: Chris Yanez
Sent: Wednesday, June 15, 2005 10:58 AM
To: 'Messerli, Paul R.'
Cc: Robert Lombrano; Michael Herrera
Subject: Lakeview Unit 5A & 5B PUD

APPROVED

Chris Yanez
Acting Parks Planner
Parks and Recreation
Park Project Services
Phone: 210-207-4091
Fax: 210-207-2720

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Lakeview Unit 5A & 5B

DATE: June 14, 2005

I recommend approval of Lakeview Units 5A & 5B Planned Unit Development.

Lakeview Units 5A & 5B is a proposed subdivision of 47 residential lots. Per UDC section 35-503, table 503-1 the Parks or Open Space requirement for this subdivision is 0.4 acres. The applicant has provided Park/Open Space in the amount of 0.4 acres, thus meeting the required amount.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Robert Lombrano

Parks

From: Chris Yanez
Sent: Wednesday, June 15, 2005 11:01 AM
To: 'Messerli, Paul R.'
Cc: Robert Lombrano; Michael Herrera
Subject: Lakeview MDP

APPROVED

Chris Yanez
Acting Parks Planner
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Lakeview Master Development Plan

DATE: June 14, 2005

Lakeview Master Development is a proposed subdivision of 300 residential lots. Per UDC section 35-503, table 503-1 the Parks or Open Space requirement for this subdivision is 2.6 acres. The applicant has stated a desire to use the excess Parkland Dedication from Lakeview Units 1,2,and 3 Planned Unit Development in order to fulfill requirements for neighboring developments.

I recommend approval of Lakeview Master Development Plan with the following comments:

- The requirements of UDC section 35-503(b)(6) on excess capacity of Parkland are satisfied.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Ernest Brown

From: Veronica Barefield
Sent: Thursday, June 16, 2005 12:01 PM
To: 'messleripr@c-b.com'
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: Lakeview MDP

The note on the MDP must be signed by the Developer or his authorized agent and engineer of record.



lakeviewmdp4.doc

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **messerlipr@c-b.com**

FROM: **Veronica Barefield**

COPIES TO: **Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown**

SUBJECT: **Lakeview MDP and associated PUD's**

Leon Creek Watershed

June 16, 2005

Storm Water has reviewed your letter submitted June 9, 2005 and have the following comment(s):

At this time the MDP and PUD will not be approved until the following information is submitted.

1. Revise the MDP showing the delineation of the floodplain.
2. A CLOMR will be required at platting stage.
3. Please provide the following note on the MDP:
The floodplain limits on this MDP are estimated and subject to change.

Should you have any questions please call me at 207-4341.

Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate

Terrance Jackson, P.E., C.F.M
Storm Water Engineer

Ernest Brown

From: Messerli, Paul R. [Paul.Messerli@c-b.com]
Sent: Thursday, June 16, 2005 3:51 PM
To: Terrance Jackson
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera; Nathaniel Hardy
Subject: RE: Lakeview MDP

Mr Jackson,

Can you please identify to me specifically which comments are being referred to by Veronica, as all comments have been responded to by either letter, e-mail, or supplemental submittal. I am currently preparing my response to the Denial Letter I just received from Ernest Brown and need to include the comments to which she is referring. I am confident that I have satisfied all of the requirements of the UDC and will be taking the MDP to Planning Commission for approval with or without approval from Stormwater. Stormwater has the option of either working it out now with me or we can have a formal discussion regarding this in front of the Planning Commission and a hundred or so other people. I have now wasted an entire day responding to comments I have already addressed because Veronica attached the incorrect Disapproval Letter to the e-mail that was circulated yesterday. Please call me to discuss 494-0088.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerli@c-b.com

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Thursday, June 16, 2005 3:29 PM
To: Messerli, Paul R.
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: RE: Lakeview MDP

Attached is the original comment signed and dated June 14, 2005. I sent you a template this morning and therefore the date changed when you opened the file.

Also the comments addressed, sent by courier and signed by me on May 19, 2005 did not adequately address the comments as stated in previous emails.

Please provide the revised MDP plan, signed by owner and Engineer, and delineation of floodplain to Storm Water Engineering for further review.

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

-----Original Message-----

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]

Sent: Thursday, June 16, 2005 2:39 PM
To: Veronica Barefield
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: RE: Lakeview MDP

Please see the attached response letter with attachments.

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Thursday, June 16, 2005 12:01 PM
To: Messerli, Paul R.
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: Lakeview MDP

The note on the MDP must be signed by the Developer or his authorized agent and engineer of record.

<<lakeviewmdp4.doc>>

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

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Ernest Brown

From: Veronica Barefield
Sent: Thursday, June 16, 2005 3:29 PM
To: 'Messerli, Paul R.'
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: RE: Lakeview MDP



Lakeview6.PDF

Attached is the original comment signed and dated June 14, 2005. I sent you a template this morning and therefore the date changed when you opened the file.

Also the comments addressed, sent by courier and signed by me on May 19, 2005 did not adequately address the comments as stated in previous emails.

Please provide the revised MDP plan, signed by owner and Engineer, and delineation of floodplain to Storm Water Engineering for further review.

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

-----Original Message-----

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Thursday, June 16, 2005 2:39 PM
To: Veronica Barefield
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: RE: Lakeview MDP

Please see the attached response letter with attachments.

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Thursday, June 16, 2005 12:01 PM
To: Messerli, Paul R.
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera
Subject: Lakeview MDP

The note on the MDP must be signed by the Developer or his authorized agent and engineer of record.

<<lakeviewmdp4.doc>>

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

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City of San Antonio

Interdepartmental Correspondence Sheet

TO: messerllpr@c-b.com

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Lakeview MDP and associated PUD's
Leon Creek Watershed


June 14, 2005


Storm Water has reviewed your letter submitted June 9, 2005 and have the following comment(s):

At this time the MDP and PUD will not be approved until the following information is submitted.

1. Revise the MDP showing the delineation of the floodplain.
2. A CLOMR will be required at platting stage.
3. Please provide the following note on the MDP:
The floodplain limits on this MDP are estimated and subject to change.

Should you have any questions please call me at 207-4341.


Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate


Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

RECEIVED
6/15/05

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Paul Messerli, P.E.

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Lakeview MDP

Leon Creek Watershed

May 12, 2005

I have reviewed your submittal dated April 27, 2005 and have the following comment(s):

At this time the MDP is Not Approved until comments have been addressed.

Please provide disk of pondpack .

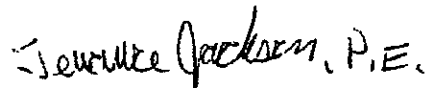
Please provide network junction in summary table.

Please provide drainage are map with nodes indicated on map and readable contours.

Should you have any question please call me at 207-8052.



Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

June 16, 2005

City of San Antonio
Storm Water Engineering
Attn: Ms. Veronica Barefield, E.I.T., CFM
114 West Commerce Street, 7th Floor
San Antonio, Texas 78283

Re: Lakeview MDP and PUDs
Your review comments dated June 16, 2005

Dear Ms. Barefield,

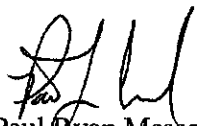
In reference to your comments sent via e-mail on 6-16-05 and dated 6-16-05;

1. The existing floodplain is delineated within the limits of the MDP as the Variable Width Drainage Easement, Volume 9525, Pages 27-29. This note has been modified to identify the easement as the limits of the 100-yr floodplain (see attached PDF).
2. A CLOMR will be submitted prior to platting any stage where proposed structures will fall within the existing floodplain limit (Unit 2 or 6).
3. The required note has been added to the MDP and the Developer/Agent and the Engineer will sign the copy being sent to Development Services for final approval (see attached PDF).

In reference to your comments sent via e-mail on 6-15-05 and dated 5-12-05, all comments were addressed with the courier submittal received and signed by Ms. Barefield on 5-19-05.

If you require any additional information for this approval, please contact me prior to submitting a letter to Development Services.

Thank you,


Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc.

Ernest Brown

From: Robert Lombrano
Sent: Thursday, June 16, 2005 7:39 AM
To: Ernest Brown
Subject: FW: Lakeview MDP

Place in
Lakeview
File

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Chris Yanez
Sent: Wednesday, June 15, 2005 11:01 AM
To: 'Messerli, Paul R.'
Cc: Robert Lombrano; Michael Herrera
Subject: Lakeview MDP

Chris Yanez
Acting Parks Planner
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

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6/16/2005

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Lakeview Master Development Plan

DATE: June 14, 2005

Lakeview Master Development is a proposed subdivision of 300 residential lots. Per UDC section 35-503, table 503-1 the Parks or Open Space requirement for this subdivision is 2.6 acres. The applicant has stated a desire to use the excess Parkland Dedication from Lakeview Units 1,2,and 3 Planned Unit Development in order to fulfill requirements for neighboring developments.

I recommend approval of Lakeview Master Development Plan with the following comments:

The requirements of UDC section 35-503(b)(6) on excess capacity of Parkland are satisfied.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Ernest Brown

From: Kay Hindes
Sent: Monday, May 09, 2005 11:12 AM
To: Michael Herrera
Cc: Ernest Brown; Robert Lombrano; 'messerlipr@c-b.com'
Subject: Lakeview Units 5A 5B PUD; Lakeview, Units 1,2,3 PUD; Lakeview Units 4A, 4B PUD; Lakeview MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP and PUD's. The recommended archaeological investigations have occurred and we concur that no archaeological resources are to be impacted by the projects. As such, we approve.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Ernest Brown

From: Veronica Barefield
Sent: Monday, July 18, 2005 4:14 PM
To: Paul R. Messerli (E-mail)
Cc: Ernest Brown; Michael Herrera; Richard Carrizales; Sam Dent
Subject: Lakeview MDP --- APPROVED



LakeviewMDPa.PDF

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

City of San Antonio

Interdepartmental Correspondence Sheet

TO: messleripr@c-b.com

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Lakeview MDP ---Approved

Leon Creek Watershed

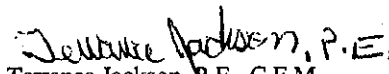
July 18, 2005

Storm water has no further comments and this MDP is APPROVED.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

Ernest Brown

From: Messerli, Paul R. [Paul.Messerli@c-b.com]
Sent: Thursday, June 09, 2005 12:08 PM
To: Veronica Barefield
Cc: Ernest Brown; Sam Dent; Michael Herrera; Richard Carrizales; Schneeman, Bob
Subject: RE: Lakeview MDP and associated PUD's-NOT APPROVED

Veronica,
These letters do not make sense. We submitted 4 packages. They are the Lakeview MDP, the Lakeview 1,2,3 PUD, the Lakeview 4a,4b PUD, and the Lakeview 5a, 5b PUD. Please adjust your letters to reflect this. Thank you.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Thursday, June 09, 2005 10:59 AM
To: Messerli, Paul R.
Cc: Ernest Brown; Sam Dent; Michael Herrera; Richard Carrizales
Subject: Lakeview MDP and associated PUD's-NOT APPROVED

These are the necessary comments that need to be addressed, so MDP and PUD's can be approved

<<Lakeview1a.PDF>> <<Lakeview1b.PDF>> <<LakeviewU125.PDF>>
<<LakeviewU4ab.PDF>> <<LakeviewU4bb.PDF>> <<LakeviewU5ab.PDF>>

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

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Ernest Brown

From: Veronica Barefield
Sent: Thursday, June 09, 2005 1:12 PM
To: 'Messerli, Paul R.'
Cc: Ernest Brown
Subject: RE: Lakeview MDP and associated PUD's-NOT APPROVED

Each PUD comment was in reference to the MDP because when I spoke to Bob Schneeman last week, he indicated that he wanted the MDP to reflect any necessary changes or improvements for the PUD submittals as well. The information or plan submitted for each PUD was that of the MDP, so that is why each letter was sent accordingly. Before any PUD submittal can be approved the MDP must be corrected and approved.

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

-----Original Message-----

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Thursday, June 09, 2005 12:08 PM
To: Veronica Barefield
Cc: Ernest Brown; Sam Dent; Michael Herrera; Richard Carrizales; Schneeman, Bob
Subject: RE: Lakeview MDP and associated PUD's-NOT APPROVED

Veronica,
These letters do not make sense. We submitted 4 packages. They are the Lakeview MDP, the Lakeview 1,2,3 PUD, the Lakeview 4a,4b PUD, and the Lakeview 5a, 5b PUD. Please adjust your letters to reflect this. Thank you.

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

-----Original Message-----

From: Veronica Barefield [mailto:VBarefield@sanantonio.gov]
Sent: Thursday, June 09, 2005 10:59 AM
To: Messerli, Paul R.
Cc: Ernest Brown; Sam Dent; Michael Herrera; Richard Carrizales
Subject: Lakeview MDP and associated PUD's-NOT APPROVED

These are the necessary comments that need to be addressed, so MDP and PUD's can be approved

<<Lakeview1a.PDF>> <<Lakeview1b.PDF>> <<LakeviewU125.PDF>>
<<LakeviewU4ab.PDF>> <<LakeviewU4bb.PDF>> <<LakeviewU5ab.PDF>>

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate

City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-4341

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City of San Antonio

Interdepartmental Correspondence Sheet

TO: **messerli@c-b.com**

FROM: **Veronica Barefield**

COPIES TO: **Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown**

SUBJECT: **Lakeview MDP**

Leon Creek Watershed

June 9, 2005

Storm Water has reviewed your resubmittal and have the following comment(s):

At this time the MDP is NOT APPROVED until all comments have been addressed.

1. It does not appear that outlet structure needs improvement because the water surface elevation is 775 for 100-yr and top of pond is 780; therefore, not necessary unless water is going over emergency spillway. What is the impact of the additional runoff downstream?

2. If outlet structure improvements are made a CLOMR will need to be submitted because the delineation of the floodplain will change.

3. Please specify the type of changes made to outlet structure and indicate in pond pack run.

4. Please provide proposed/existing plans for outlet structure.


5. Please provide delineation of floodplain from outlet structure to 2000' downstream of property.

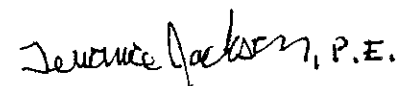
6. Please show and label emergency spillway elevations on plans.

7. Please show delineation of PMP on plans.

8. Please provide table for storage-discharge existing/ultimate flow.

Should you have any questions please call me at 207-4341.


Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate


Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

Ernest Brown

From: Veronica Barefield
Sent: Thursday, May 12, 2005 2:33 PM
To: 'messleripr@c-b.com'
Cc: Sam Dent; Ernest Brown; Michael Herrera; Richard Carrizales; Terrance Jackson
Subject: Lakeview MDP-NOT Approved



Lakeview4.PDF

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-8052

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Paul Messerli, P.E.

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Lakeview MDP

Leon Creek Watershed

May 12, 2005

I have reviewed your submittal dated April 27, 2005 and have the following comment(s):

At this time the MDP is Not Approved until comments have been addressed.

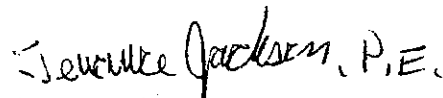
Please provide disk of pondpack .

Please provide network junction in summary table.

Please provide drainage are map with nodes indicated on map and readable contours.

Should you have any question please call me at 207-8052.


Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate


Terrance Jackson, P.E., C.F.M
Storm Water Engineer

Ernest Brown

From: Veronica Barefield
Sent: Tuesday, April 12, 2005 11:22 AM
To: Ryan Messerli (E-mail)
Cc: Ernest Brown; Michael Herrera; Sam Dent; Terrance Jackson
Subject: Lakeview MDP --NOT APPROVED



Lakeview3.PDF

Veronica R. Barefield, EIT
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-8052

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Paul Messerli, P.E.

FROM: Veronica Barefield

COPIES TO: Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown

SUBJECT: Lakeview MDP

Leon Creek Watershed


April 12, 2005

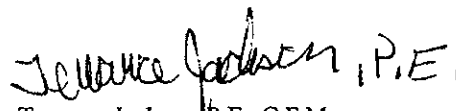
I have reviewed your submittal dated March 29, 2005 and have the following comment(s):

As of today, this MDP is not approved until comments have been addressed.

1. This submittal is based on existing conditions from a previous study by Vickery, per the UDC the existing conditions are based on what is there today.
2. The ultimate condition calculations were based on a study by Vickery and are not acceptable, please revise calculations based on your analysis and proposed development.
3. Please provide plan view showing topography, cross section, drainage easement or drainage ROW, property lines and delineation of FEMA FIRM, existing 100-yr and 100-yr ultimate.
4. Please provide pond pack calculations for existing and proposed conditions.
5. Please provide disk of pond pack runs

Should you have any question please call me at 207-8052.


Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate


Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

Ernest Brown

From: Sam Dent
Sent: Wednesday, August 10, 2005 4:02 PM
To: Bob.schneeman@c-b.com
Cc: Ernest Brown
Subject: MDP Review Comments - Lakeview Subdivision

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Bob Schneeman
Carter & Burgess, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 10, 2005

SUBJECT: MDP Review Comments
Lakeview Subdivision

1. The above referenced MDP is approved with the following conditions:
 - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
 - b. It appears that two of the cul-de-sacs in Unit 1 are greater than 500 feet in length, so they will require turnaround rights-of-way of 120 feet in diameter, 30-foot pavement width and 50-foot turnaround roadway radius.
 - c. The plat for Lakeview, Unit 1 shows Lot 1 as a standard lot. Therefore, note 8 should be deleted as well as the "H.O.A. Park Parking" notation.
 - d. Revise typical street section. The 9 inch curb, 2-foot minimum planting strip(not required on Local A's) and a 4-foot sidewalk will not fit in the 5.25-foot parkway.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Marc Courchesne
Sent: Tuesday, June 14, 2005 9:49 AM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'messleripr@c-b.com'
Subject: Lakeview MDP **APPROVAL**

TIA recommends the approval of the Lakeview MDP.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Marc Courchesne
Sent: Monday, May 16, 2005 9:17 AM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'messleripr@c-b.com'
Subject: Lakeview MDP **DISPROVAL**

TIA recommends the disapproval of the Lakeview MDP.

Ingram Rd does not scale to 86'. Please clarify and re-submit.

Redlines are in the engineer pick up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Marc Courchesne
Sent: Wednesday, April 06, 2005 1:24 PM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'messleripr@c-b.com'
Subject: Lakeview MDP **DISAPPROVAL**

TIA recommends the disapproval of Lakeview MDP. Please provide the following in order to expedite the approval of this MDP:

- Unit 5B - Relocate entrance/exit to Ingram.
- 5' ROW dedication on Waters edge.

Redlines are in the engineer pick-up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Christopher Looney
Sent: Wednesday, June 01, 2005 10:11 AM
To: 'messleripr@c-b.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: FW: Lakeview MDP

Lakeview MDP

Zoning: Approved

The document resubmitted with corrections is now accurate.
Thank you.

*Chris Looney
Senior Planner
City of San Antonio, Development Services Department*

-----Original Message-----

From: Christopher Looney
Sent: Tuesday, April 26, 2005 1:29 PM
To: 'messleripr@c-b.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera; Roderick Sanchez; Florencio Pena; John Jacks
Subject: Lakeview MDP

Lakeview MDP

Zoning: Denied

Just some minor modifications need to be made for an approval:

Some sections of the plan are labeled with zoning and some are not. Two of those areas labeled are labeled incorrectly. The area within 19.03 acres of proposed park and open space east of Units 1 and 2 is zoned PUD R-5, not R-6 as labeled.

The areas outside of the PUD plan to the east are labeled. The one that is labeled as R-6 is incorrect, it is actually zoned MF-33.

Please note, the majority of Unit 6 is zoned C-2 NA Commercial Nonalcoholic Sales District and cannot be developed with detached residential units as suggested in the table on the Plan.

Thank you,
Chris

*Christopher Looney
Senior Planner
City of San Antonio, Development Services*

Ernest Brown

From: Christopher Looney
Sent: Tuesday, April 26, 2005 1:29 PM
To: 'messengerlpr@c-b.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera; Roderick Sanchez; Florencio Pena; John Jacks
Subject: Lakeview MDP

Lakeview MDP

Zoning: Denied

Just some minor modifications need to be made for an approval:

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Thank you,
Chris

*Christopher Looney
Senior Planner
City of San Antonio, Development Services*

Brodbeck, David B.

From: Messerli, Paul R.
Sent: Tuesday, April 26, 2005 1:55 PM
To: Brodbeck, David B.
Subject: FW: Lakeview MDP

DEV. SERVICES

2005 MAY -6 P 1:06

-----Original Message-----

From: Christopher Looney [mailto:CLooney@sanantonio.gov]
Sent: Tuesday, April 26, 2005 1:29 PM
To: Messerli, Paul R.
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera; Roderick Sanchez; Florencio Pena; John Jacks
Subject: Lakeview MDP

Lakeview MDP

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The areas outside of the PUD plan to the east are labeled. The one that is labeled as R-6 is incorrect, it is actually zoned MF-33.

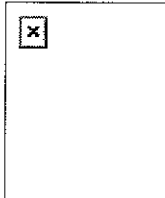
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Thank you,
Chris

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Tuesday, June 14, 2005 9:47 AM
To: 'messleripr@c-b.com'
Cc: Ernest Brown; Michael Herrera; Joan Miller
Subject: LAKEVIEW MDP tree aprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 6/14/05

Subject: Master Development Plan Lakeview MDP, A/P #1101964

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

NO TREE PRESERVATION PLAN IS APPROVED FOR THIS MDP

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

6/14/2005



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 4/1/05

Subject: **Master Development Plan Lakeview, A/P #1101964**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Lakeview Master Development Plan

DATE: June 14, 2005

Lakeview Master Development is a proposed subdivision of 300 residential lots. Per UDC section 35-503, table 503-1 the Parks or Open Space requirement for this subdivision is 2.6 acres. The applicant has stated a desire to use the excess Parkland Dedication from Lakeview Units 1,2,and 3 Planned Unit Development in order to fulfill requirements for neighboring developments.

I recommend approval of Lakeview Master Development Plan with the following comments:

- The requirements of UDC §35-503(b)(6) on excess capacity of Parkland are satisfied.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department